

12-2-04  
Z8

ORDINANCE NO. \_\_\_\_\_

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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE BECKER-WILDE HOUSE LOCATED AT 1207 WEST 6<sup>TH</sup> STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-HISTORIC-NEIGHBORHOOD PLAN (CS-MU-CO-H-NP) COMBINING DISTRICT.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-historic-neighborhood plan (CS-MU-CO-H-NP) combining district on the property described in Zoning Case No. C14H-04-0016, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 7, Block 1, Outlot 1, Division Z, Duval Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 23, of the Plat Records of Travis County, Texas, (the "Property")

generally known as the Becker-Wilde House, locally known as 1207 West 6<sup>th</sup> Street, in the Old West Austin neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

- |  |                           |
|--|---------------------------|
| Drop-off recycling collection facilities | Exterminating services    |
| Kennels                                  | Adult oriented businesses |
| Limited warehousing and distribution     | Vehicle storage           |

1 2. The following uses are conditional uses of the Property:

3 Automotive rentals	Automotive repair services
4 Automotive sales	Automotive washing (of any type)
5 Commercial blood plasma center	Construction sales and service
6 Convenience storage	Equipment repair services
7 Equipment sales	Guidance services
8 Laundry services	Maintenance and service facilities
9 Residential treatment	Service station

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11 Except as specifically restricted under this ordinance, the Property may be developed and  
12 used in accordance with the regulations established for the general commercial services  
13 (CS) base district and other applicable requirements of the City Code.

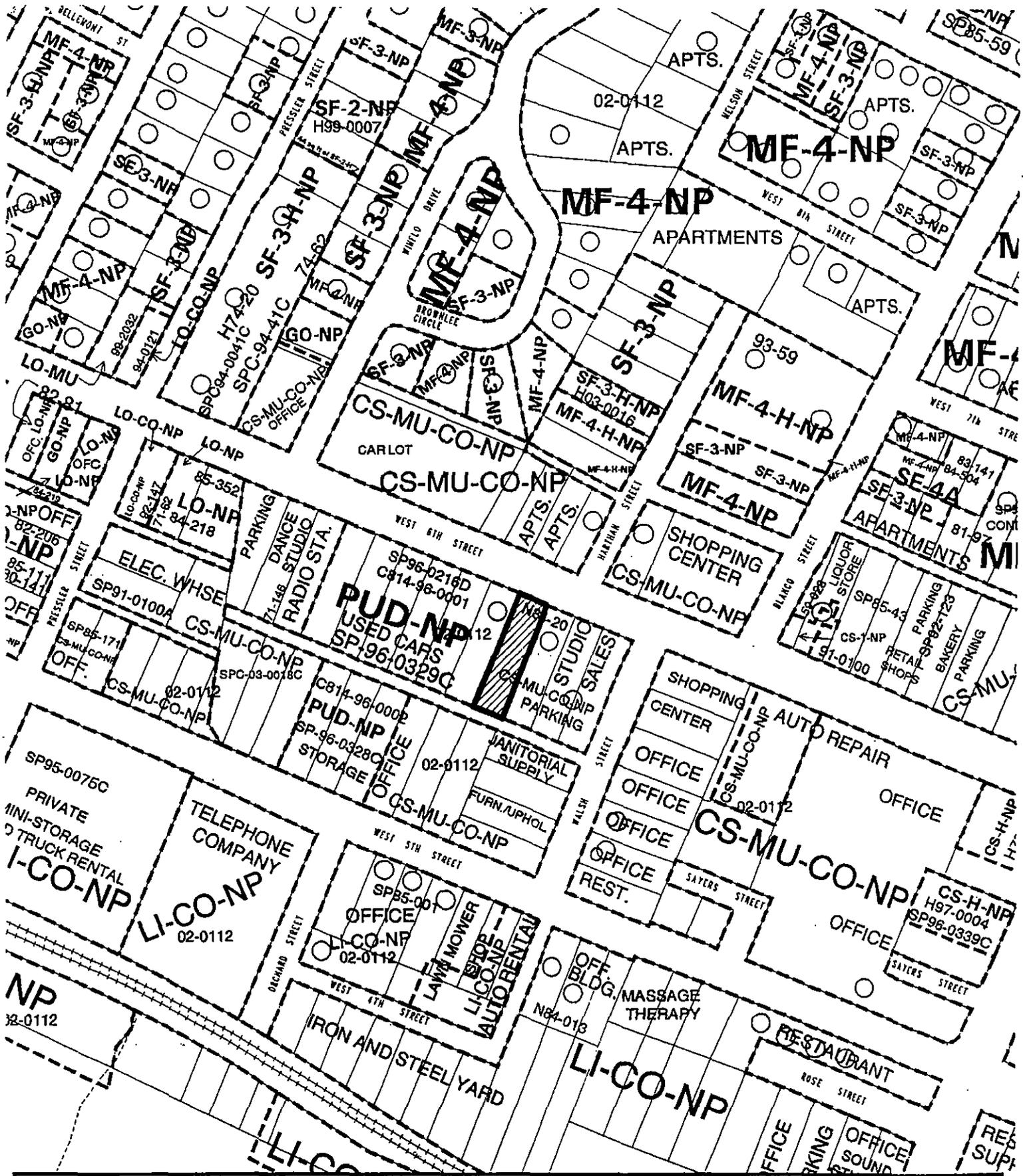
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15 **PART 3.** Except as provided in this ordinance, the Property is subject to Ordinance No.  
16 020926-26 that established the Old West Austin neighborhood plan combining district.

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18 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2004.

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21 **PASSED AND APPROVED**

22  
23 §  
24 §  
25 \_\_\_\_\_, 2004 § \_\_\_\_\_  
26 Will Wynn  
27 Mayor

28  
29  
30 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
31 David Allan Smith Shirley A. Brown  
32 City Attorney City Clerk



 1" = 200'	SUBJECT TRACT		HISTORIC ZONING <b>EV44L3 LT A</b>	CITY GRID REFERENCE NUMBER <b>H22</b>		
	PENDING CASE				CASE #: <b>C14H-04-0016</b> ADDRESS: <b>1207 W 6TH ST</b> SUBJECT AREA (acres): <b>N/A</b>	
	ZONING BOUNDARY					DATE: <b>04-08</b>
	CASE MGR: <b>S. SADOWSKY</b>					INTLS: <b>SM</b>

ANNUAL QUARTER